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**Z-2555**  
**CITY OF LAFAYETTE**  
**PDCC TO CB**

**STAFF REPORT**  
**October 10, 2013**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

The City of Lafayette is requesting the rezoning 0.922 acres of land at the southeast corner of S. 4<sup>th</sup> and Alabama Streets from PDCC to CB. This now vacant land is owned by the city and proposals to develop this property are still being solicited. The site is located in Lafayette, Fairfield 29 (NE) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The earliest zoning maps show the property in question zoned GB, General Business. Following the Ellsworth/Romig Neighborhood rezone in January 1999 (Z-1832) the site was changed from GB to NBU, Neighborhood Business Urban. Later that same year, this property was again the subject of a rezone from NBU to CB (Z-1871) by the owner in order to redevelop the existing building into apartments without the NBU zone requirement that the first floor be used commercially. Halfway through the construction of the apartments, petitioner successfully rezoned the property to PDCC to assist with the financing of the unfinished development (Z-2171, 5/2004).

Lafayette's downtown core area of Central Business zoning is adjacent to the northwest, north and northeast across Alabama Street. NBU zoning is located to the west and south and I3 zoning is to the east with R1U and R2U further east.

**AREA LAND USE PATTERNS:**

The site is currently unimproved and in grass. A large historic home (later a funeral home and then later an incomplete condo conversion project) occupied this site until this past June when it was demolished due to its unsafe condition.

Northwest of the site is an apartment building. North across Alabama is Regions Bank (with its new building under construction) and its parking lot. Northeast of the site is an 8-story Holiday Inn; east and south east of the site is Lafayette Tent & Awning. South of the site is a commercial use and southwest is a parking lot.

**TRAFFIC AND TRANSPORTATION:**

The site is located on Alabama between S. 4<sup>th</sup> and S. 5<sup>th</sup> Streets. Alabama is classified as an urban local road and 4<sup>th</sup> and 5<sup>th</sup> Streets are classified as urban primary arterials in the current *Thoroughfare Plan*.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City sewer and water serve the site.

**STAFF COMMENTS:**

The PDCC zoning for this land is the result of a rezoning in 2004 to allow for the conversion of a partially completed apartment building to condominiums. That project, called Queen Anne Courts, was not completed and sat vacant for a number of years until the structure was dilapidated and in severe need of repair. The land was foreclosed and a bank took ownership. Unfortunately, a buyer could not be found in a timely manner and the home further deteriorated until the City took ownership and razed the unsafe building. Because this building is now gone, the PDCC zoning needs to be changed to allow any new construction.

Now this site is ripe for redevelopment. In fact, this property is located in the Consolidated Creasy/Central Economic Development District and TIF and one of the objectives in that document was to acquire and redevelop property located at the southeast corner of S. 4<sup>th</sup> and Alabama Streets. With its location one block from South Street and near many homes and businesses, the extension of CB zoning to this land is well justified. With support from the *Comprehensive Plan* and the site's position between the Ellsworth/Romig neighborhood and Lafayette's downtown, it is a desirable location for many of the uses allowed in the Central Business zone, including housing, offices, retail and service establishments.

**STAFF RECOMMENDATION:**

Approval